

Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Mixed-Use (LC/HR)
- Mixed-Use (HC/LR)
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Flood Plain

C-9-14

Kelley and James West

Rezone A-1 to AR-6
(1 lot)

Agricultural and Commercial Land Use

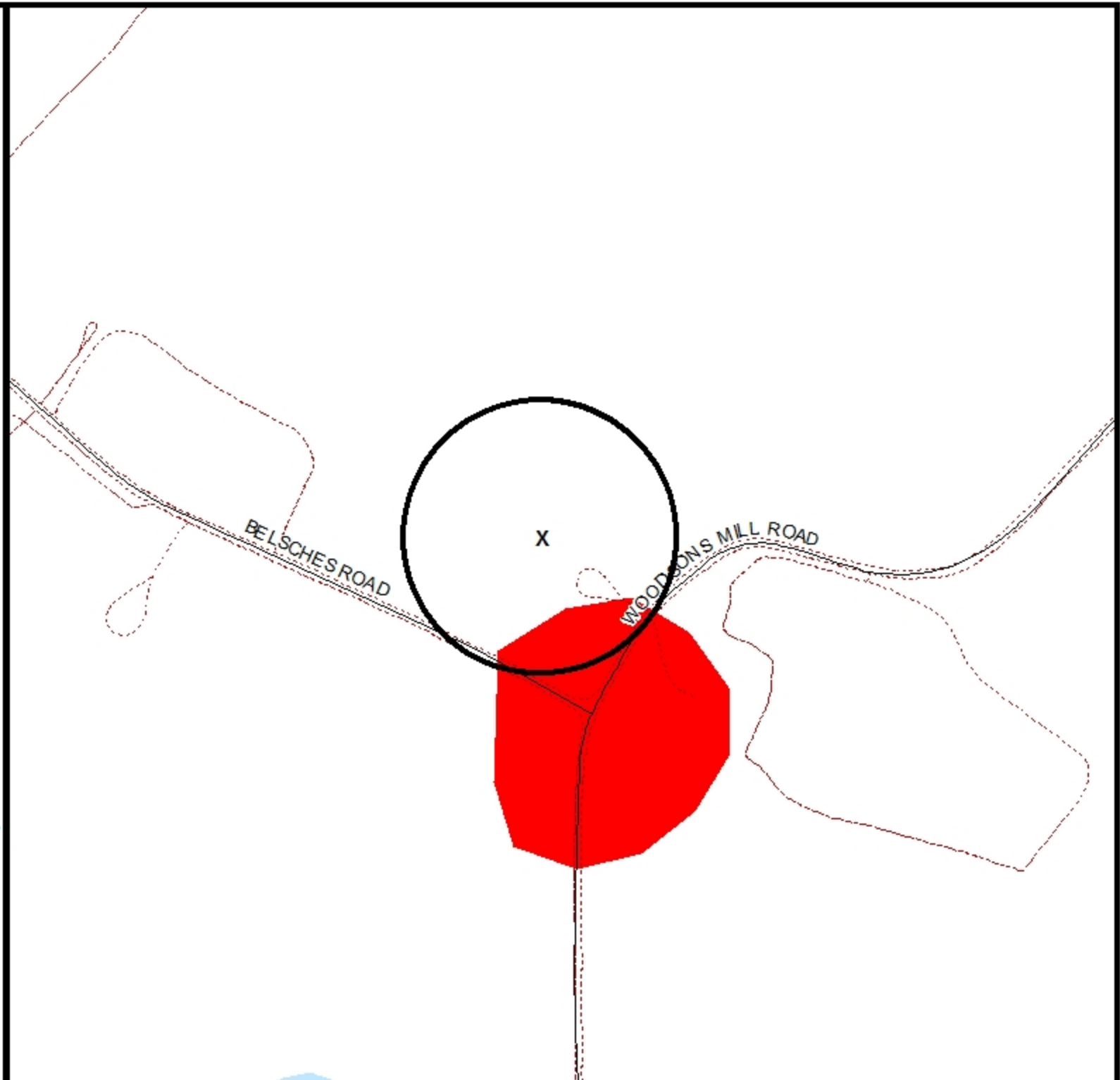
GPIN: 7516-40-0580

Beaverdam Magisterial District



1 inch = 400 feet

May 19, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

C-9-14

Kelley and James West

Rezone A-1 to AR-6
(1 lot)

Zoned A-1

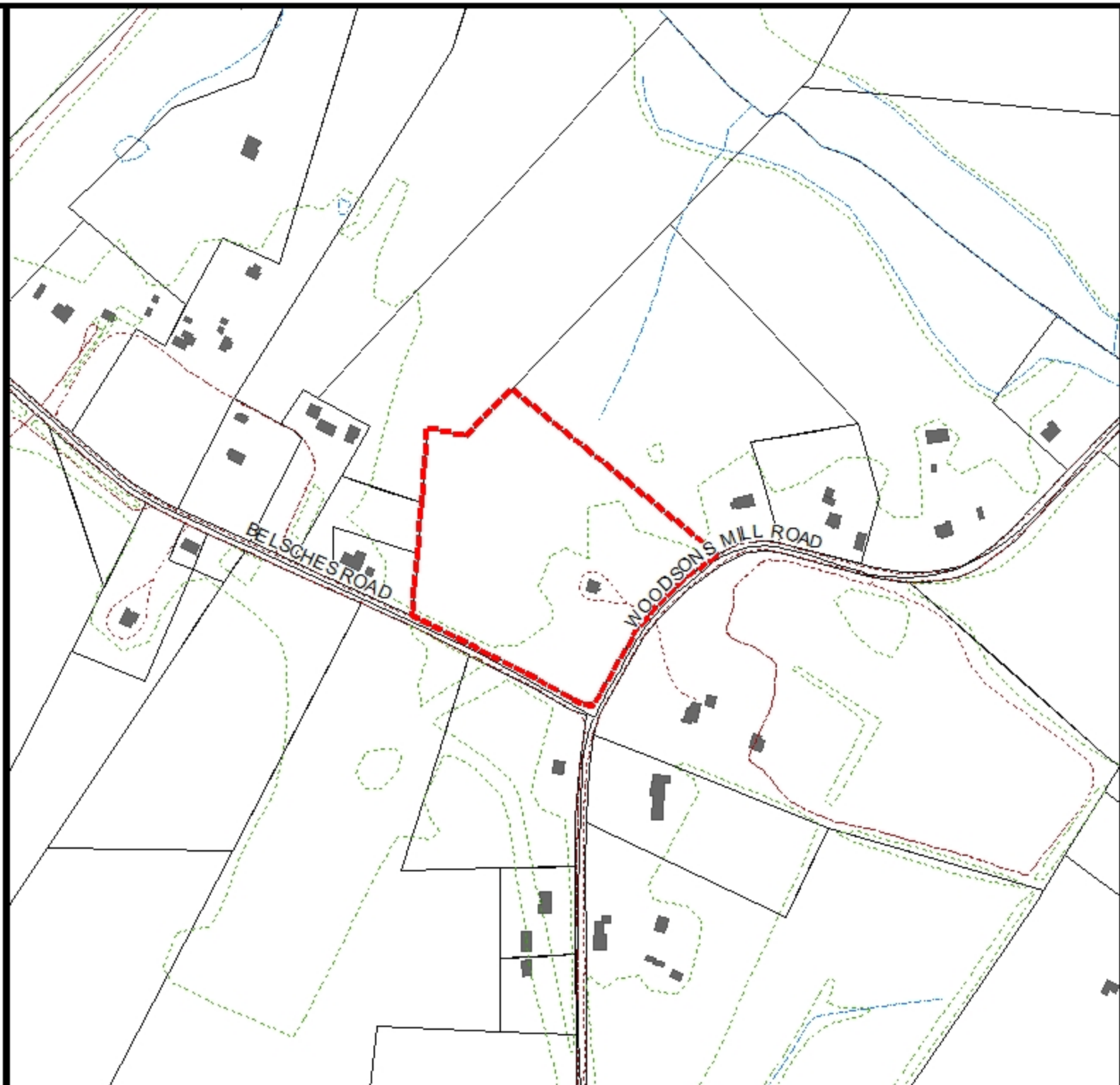
GPIN: 7816-40-0680

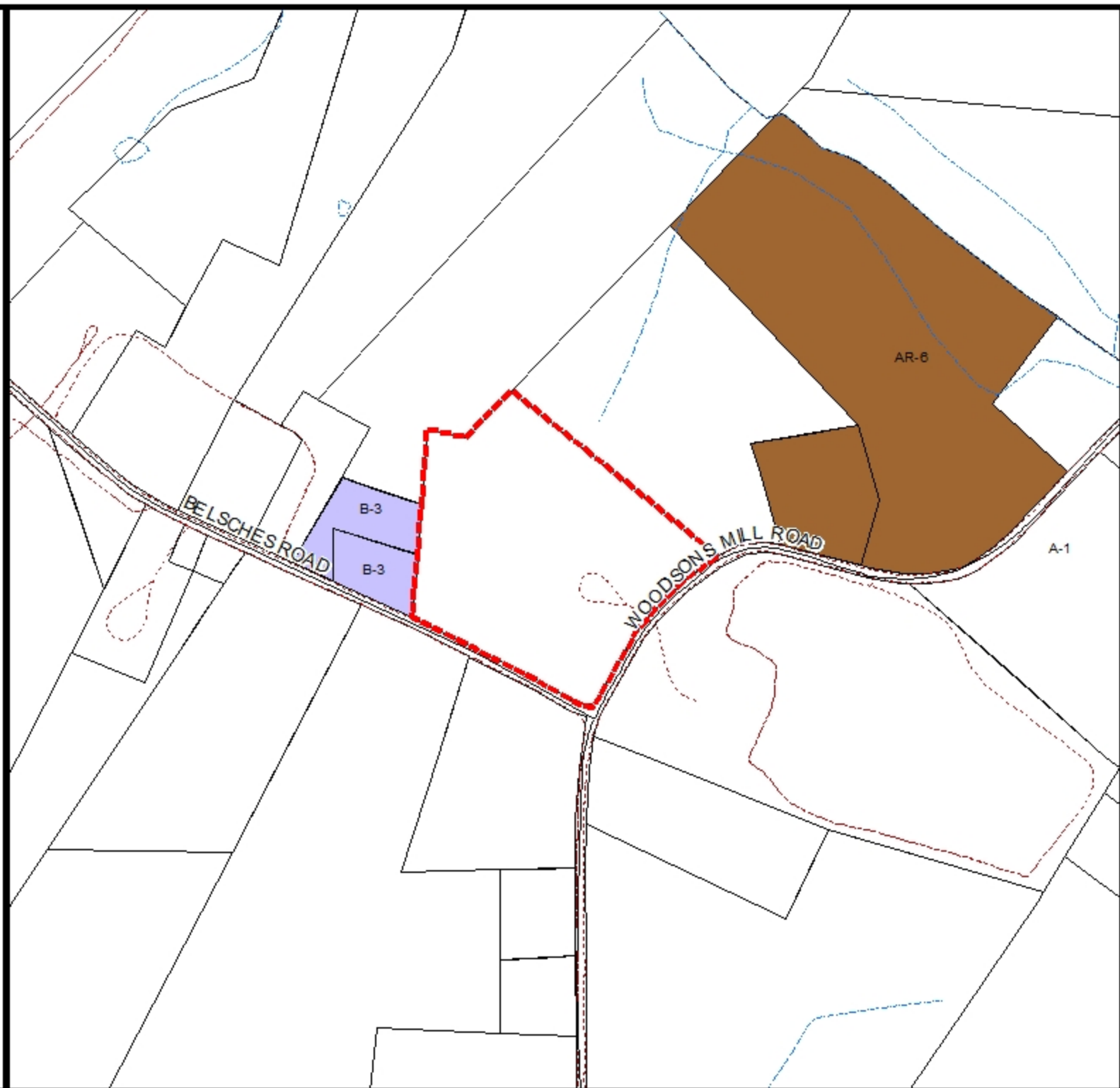
Beaverdam Magisterial District

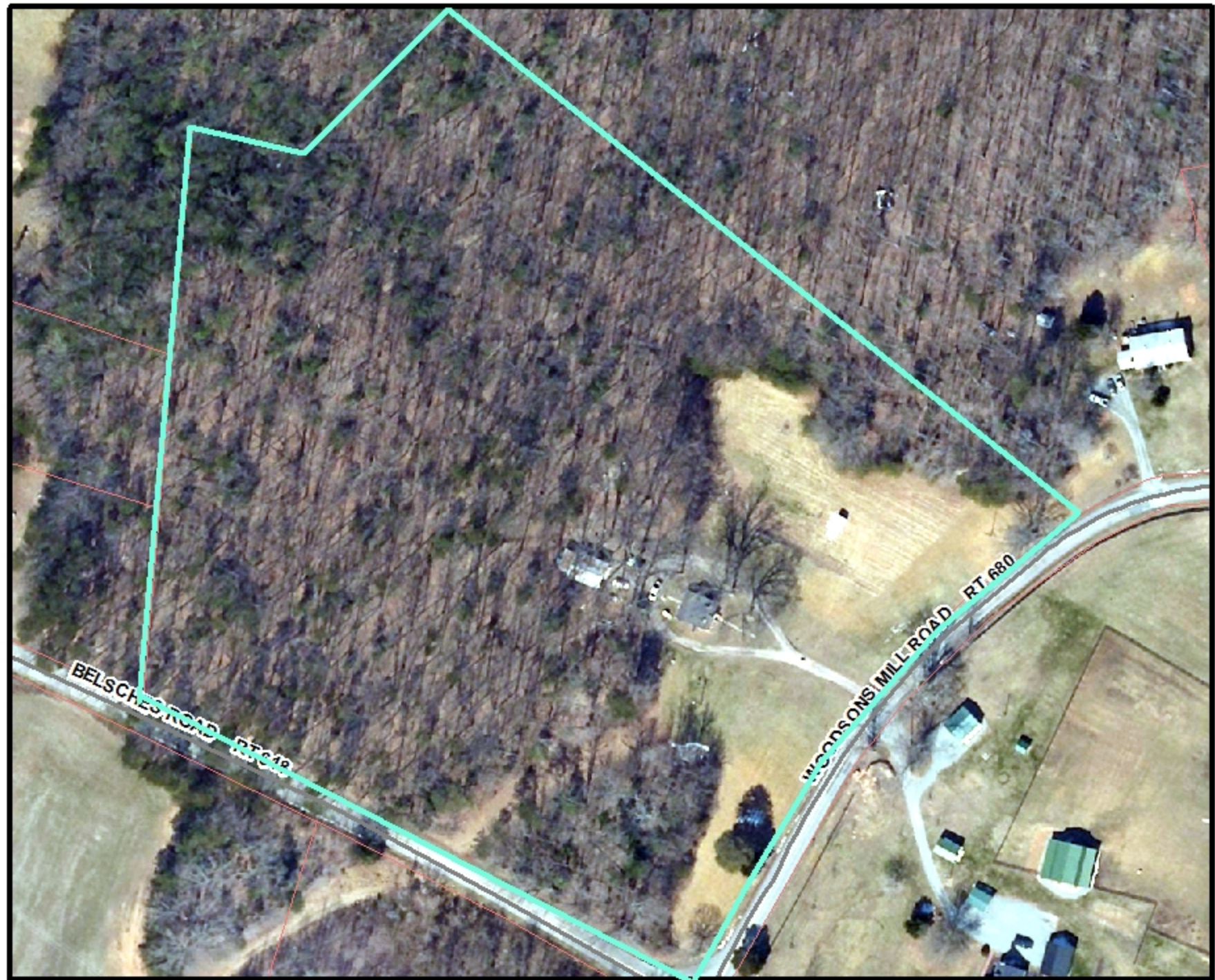


1 inch = 400 feet

May 19, 2014







0 62.5 125 250 Feet

C-9-14(c), KELLEY AND JAMES WEST

Residential Rezoning Report

Beaverdam Magisterial District

Board Meeting Date: September 24, 2014



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 7.45 acres
Acreage	14.9 acres
Location	On the west line of Woodsons Mill Road (State Route 680) and north of its intersection with Belsches Road (States Route 618)
GPIN	7816-40-0680
General Land Use Plan	Agricultural and Commercial
Major Thoroughfare Plan	Woodsons Mill Road, Belsches Road – not major thoroughfares
Suburban Service Area	Outside
Case Planner	Gretchen W. Biernot

Executive Summary

The applicant is proposing to rezone to AR-6(c), Agricultural Residential District with conditions to permit the creation of one additional building lot.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated July 2, 2014, conceptual plan, dated May 14, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated July 2, 2014, conceptual plan, dated May 14, 2014.

Planning Analysis

The applicant has submitted a conceptual plan showing the 14.5 acre subject parcel to be divided into a 10.5 acre lot and 4.0 acre lot around the existing house. Currently, the applicant has a driveway on Woodson's Mill Road to the existing house, which shall remain. Access to the new lot shall be provided by Belsches Road. Should this rezoning application be approved, the applicant must submit a subdivision plat application for review and approval that is in substantial conformity with the proffered conceptual plan.

This application for AR-6 zoning for one additional lot is consistent with the Agricultural land use designation in the Comprehensive Plan and should have little impact to the existing rural residential character of the area. The proposed lots are similar in size to others in the area, and a tree preservation proffer has been submitted to limit the clearing of large trees on the property.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

Proffers

The applicant has submitted proffers pertaining to the conceptual plan, tree preservation, \$2,306 contribution to road improvements, right-of-way dedication, and access. Staff recommends approval of the submitted proffers, dated July 2, 2014.

Planning Commission Recommendation

At their meeting of August 22, 2014, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District on GPIN 7816-40-0680, consisting of approximately 14.9 acres, subject to the submitted proffers and conceptual plan.

GJWB/sm/HTE

Attachments

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☒ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☒ Citizen Correspondence
- ☐ Photographs
- ☒ Proffers/Conceptual Plan
- ☒ Ordinance

Available Upon Request

- ☒ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☒ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy

SOURCE OF TITLE

GPIN 7816-40-0680

JAMES W.C. WEST
KELLEY HARRIS WEST
DB 2968-2973
DB 2674-601 PB 15-145
CURRENTLY ZONED A-1

RECEIVED

JUN 25 2014

HANOVER COUNTY
PLANNING OFFICE

GPIN 7816-41-1408
VALERIE T. WERTZ
SUSAN T. LEWIS
DB 2890-1476
PB 38-166
ZONED A-1

GPIN 7816-41-5004
SHIRLEY WEST MOSS
DB 1729-711
PP 714
ZONED A-1

MERIDIAN per
PB 15-145

GPIN 7816-30-5595
GPIN 7816-30-5658
BLC REAL ESTATE LLC
DB 2975-3224
Plat: DB 2486-289
ZONED B-3

GPIN 7815-39-4515
JAMES M. ASKEW JR
ZONED A-1

NOTES:

1. This Parcel is not located in a special flood hazard area as designated by Hud. This parcel is in ZONE X PER Map number 51085C00408 effective date December 2, 2008.
2. This plan was produced without the benefit of a title report and may not indicate all encumbrances on the property.
3. This plan is NOT based on a current field survey and was produced as a planning tool only.
4. Distances shown are taken from a compiling plats recorded in Hanover County Circuit Court Clerks Office.
5. Topographic information and physical features shown are taken from Hanover County GIS system and are approximate only.

GPIN 7815-39-9962
JAUNITA S. ASKEW
ZONED A-1

GPIN 7816-50-0121
JOHN M. & JANE C.
WILLIAMS
ZONED A-1

**Conceptual Plan
±14.50 Acres
At the Intersection of
STATE ROUTES 618 & 680**

Beaverdam Distric Hanover County, Virginia

Scale: 1"=200'

14 May 2014

R-1 Revised 24 June 2014

K.A.S.

JOB # 7816 H40

ORDINANCE C-9-14(c)

OWNER OF RECORD: KELLEY AND JAMES WEST

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 24th day of September, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 7816-40-0680, consisting of 14.9± acres located on the west line of Woodsons Mill Road (State Route 680) and north of its intersection with Belsches Road (State Route 618), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on July 2, 2014, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan James W. C. West," dated May 14, 2014, revised June 24, 2014 and prepared by Michael L. Parrish and Associates, Inc.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

4. Dedication of Right-of-Way. The Owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Woodson's Mill Road (State Route 680) and Belsches Road (State Route 618) to the property for the future road widening, free of cost to the County, upon request of the County or VDOT.
5. Access. Access to Lot 2 shall be provided by an entrance on Belsches Road (State Route 618) in accordance with VDOT standards.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-9-14(c), Kelley and James West, as follows:

Vote:

Sean M. Davis
Wayne T. Hazzard
Angela Kelly-Wiecek
W. Canova Peterson, IV
Aubrey M. Stanley
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission _____ August 22, 2014

Board of Supervisors _____ September 24, 2014

Adopted _____ September 24, 2014

This is to certify that the above is a true copy of C-9-14(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors